

**KARAIKAL PLANNING AUTHORITY
KARAIKAL**

No. 5/5128/KPA/NRVY/RUL/2901/2019/

Dated: 12356
29 JAN 2021

To

Thiru. Asraf Ali
S/o.Thiru.Abdul Jabbar
No.16, Keezha raja St,
Neravy.

Sir,

Sub: KPA – Regularization of unsold plots in the unapproved residential layout developed at the R.S.No.231/2, SAH Nagar, Plot No.5,6,7,8,9, Neravy Revenue village, Neravy commune, Karaikal - Reg.

Ref: i. G.O.Ms No. 20/2017-Hg dt. 20.10.2017, G.O.Ms No. 02/2018-Hg dt. 23.02.2018, G.O.Ms No. 04/2018-Hg dt. 26.06.2018 & G.O.No. 10/2018 dt. 28.09.2018 of Chief Secretariat (Hg), Puducherry.
ii. Your application, dated 28.03.2019.
iii. This office letter of even No. dt. 14.10.2019

With reference to your application dated 28.03.2019, it is informed that approval for regularization of unsold plots bearing Plot No. 5,6,7,8,9 in unapproved residential layout developed at **R.S.No.231/2, Neravy Revenue village, Neravy**, is hereby accorded subject to the following conditions,

1. Area details:

Sl. No.	Description	Nos.	Extent (m ²)
1.	Layout area	-	2700
2.	Total no. of plots	12 plots	2106
3.	Plots sold on or before 30/01/2017	7 plots (58.33%)	1311
4.	Unsold Plots as on 30/01/2017	5 plots (41.67%)	795
5.	Area of road portion	-	594
6.	OSR required	10% of unsold plot area	79.50
7.	OSR proposed	NIL	NIL
8.	Scrutiny fee @ Rs. 500/- per unsold plot	5 unsold plots X Rs. 500/-	Rs. 2,500/-

2. Details of fees remitted;

Sl. No.	Details	Extent (m ²)	Rate per m ²	Amount (Rupees)
1.	Scrutiny fee	-	Rs. 500 per unsold plot	2,500/-
2.	Regularization charges	795	30	23,850/-
3.	Road Development Charges	795	180	1,43,100/-
4.	Land Use Conversion Charges	795	50	39,750/-
5.	OSR Charges	79.50	655/sqm	52,073/-

..2/-

3. This approval is issued based on the details of the area relating to the extent of site, sold and unsold plots declared by the layout promoter / owner / authorized signatory.
4. The layout promoter / owner / authorized signatory shall not encroach any Government land / canal / road portion adjoining or passing the layout in any manner.
5. The layout promoter / owner / authorized signatory shall be responsible to tally the layout plan on the ground in all respects viz R.S.No. of the land, extent, plot numbers, boundaries of the layout site, etc.,
6. The layout promoter / owner / authorized signatory shall settle any legal disputes in the court of law in respect of the layout for which this in-principle layout framework approval is issued and the Karaikal Planning Authority shall be indemnified.
7. Approach to adjoining lands through the layout road should be provided and it should not be closed in future.
8. This approval issued for this layout will be revoked if the same has been obtained by furnishing any false information / statement / suppression of facts of misrepresentation of material facts in the application on which this approval has been issued.
9. The layout has to be registered with the Puducherry Real Estate Regulatory Authority as per Section 3 of the Real Estate (Regulation and Development) Act, 2016.

Yours faithfully,


MEMBER SECRETARY
KARAİKAL PLANNING AUTHORITY

Encl: a copy of layout plan.

Copy submitted to:

The Chief Town Planner,
Town and Country Planning Department
Puducherry.

- along with a copy of layout plan

Copy to:

1. The Commissioner
Neravy Commune Panchayat,
Neravy.

- Informed that the applicant has remitted the
Road Development Charges vide Demand Draft
No. 832305 dt. 18.12.2020.

2. The Sub Registrar
Office of the Sub Registrar
Neravy.

- along with a copy of layout plan.

3. The Assistant Director
Survey & Land Records Dept
Karaikal.

- along with a copy of layout plan.

4. The Member
PRERA
Office of the T&CPD
IIInd Floor,
Jawahar Nagar,
Boomianpet.

-along with a copy of layout plan.

